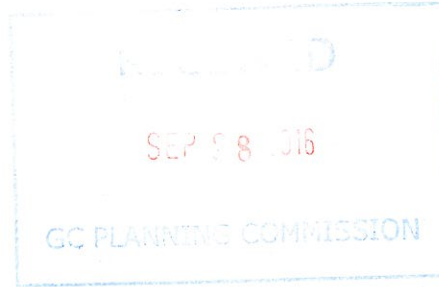




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September 27, 2016

To Ms. Kimberly Shields, AICP Community Development Manager City of Grove City 4035 Broadway Grove City, Ohio	Application # 201608290058 Project 20161033.0 Project HD #6954 Grove City, OH 43123 Re Response Letter to Staff Review Comments
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Dear Ms. Shields:

Regarding the Staff review comments dated September 19, 2016 pertaining to the proposed Home Depot Special Use Permit application submitted on August 26, 2016 for the Penske truck parking project (application number 201608290058) located at 1680 Stringtown Road, we offer the following response comments:

Enclosed in this resubmittal are (20) copies of the revised Site Plan.

1. Staff is not supportive of the proposed location of rental trucks based on the visibility from Stringtown Road. Per the approved PUD-C Zoning Text, outdoor storage is required to be setback at least 500 feet from Stringtown Road or be adequately screened. The proposed location is less than 300 feet from Stringtown Road and is not screened. Instead, staff recommends locating trucks in the rear of the lot, off the rear drive in a new parking area (see image to the right).

Response: The exhibit plan has been revised to comply with the code requirement. The designated Penske truck parking area has been relocated to maintain at least 500 feet of setback from Stringtown Road.

2. The new truck parking area should be screened from adjacent properties and Thistlewood Drive. Per chapter 1136, truck areas adjacent to compatible uses require one 6' height minimum evergreen tree for each 20 feet of parking area.

Response: The exhibit plan has been revised to include four (4), 6-foot tall evergreen trees in the existing green space adjacent to Thistlewood Road to meet the municipal code screening requirements.

Formula - 72' linear feet of Penske truck parking parallel with Thistlewood Road (8 stalls x 9-foot wide each) / 1 tree per 20 feet = 3.6 Trees Required

3. Staff would be supportive of permitting 12 foot trucks to be parked in the front lot, closer to the store, in the area shown on the image to the right. All larger trucks should be parked in the rear of the lot.

Response: To avoid operational difficulties, a single designated location for Penske truck parking of all sizes, for both pick-up and drop-off provides for a safer and more orderly presentation. No semi-trucks or tractor trailer type vehicles are included in this program. The trucks that are rented have box enclosures varying in size from 12 feet to 26 feet long and are the type of vehicles that can be driven with a normal driver's license.

Further discussion at the Planning Commission meeting is warranted.

Ms. Kimberly Shields – City of Grove City, OH

Re: Home Depot – Penske SUP

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4. The project narrative should state that Home Depot employees will be responsible for bringing larger trucks to the front of the store when a customer comes to pick up the vehicle to reduce the number of vehicles in the front parking lot.

Response: Operating hours for the rental / return of Penske trucks will coincide with the Home Depot store hours. Parking large trucks at the rear of the store would present operational challenges and create more confusion and disorder. From a safety perspective, it is much more manageable to provide pull-through parking spaces for Penske trucks in the front parking lot as opposed to providing parallel parking or back-in parking spaces behind the store.

To help alleviate concerns about larger trucks being parked in the front parking lot it should be noted that the Penske truck rental program is operated on an on-demand basis, which reduces the overall amount of trucks and the length of time in which any individual truck will be parked.

Further discussion at the Planning Commission meeting is warranted.

5. There are concerns regarding a high volume of truck parked on the site overnight. Please provide details on the anticipated number of trucks that will be parked overnight as part of the rental trucks.

Response: The Penske trucks are not parked on site except when there is a pending executed rental. Upon an executed rental, the truck is brought to the property no more than 24 hours in advance of the scheduled customer pick-up. It is anticipated that Home Depot would not have more than 3 to 5 trucks in the parking lot at any given time. Extensive overnight parking is not anticipated.

Further discussion at the Planning Commission meeting is warranted.

We trust that we have satisfactorily addressed each of your concerns. Please let us know if you have questions or if there is any additional information we can provide to assist with the City of Grove City's review of this project.

Sincerely,



Matt Walsh, RLA
Due Diligence Coordinator

Cc: Todd Waldo, GreenbergFarrow (via email)



August 26, 2016

To Kimberly Shields Community Development Manager City of Grove City 4035 Broadway Grove City, OH 43123	Project HD #6954 Grove City, OH Project # 20161033.0 Re Penske Truck Rental Program
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Dear Ms Shields:

The Home Depot proposes to implement a Penske Truck Rental Program at it's store located at 1680 Stringtown Road in Grove City, OH. We understand to accomplish this we are require to submit for a Special Use Permit.

The Penske Truck Rental Program is designed to provide customers with an added convenience to their shopping experience. As a general outline of the Penske operations, below is a summary of the program:

- This program is based on customer orders through the Internet or made in person at the Home Depot store. Penske will deliver the requested truck to the designated parking area for pick up by the customer. The paperwork and key pick up and drop off are handled inside the Home Depot store. Renters are allowed to drop off trucks during non-business hours.
- Trucks are not store on site except when there is a pending, executed rental.
- The submitted site plan depicts the proposed location of the Penske truck rental area and parking for these trucks will be restricted to this area. A total of ten truck parking stalls are planned to be utilized for this program. The ten stalls shown on the site plan will allow drivers to pick up and drop off the trucks in a forward motion rather than needing to back up.
- No semi-trucks or tractor trailer type vehicles are included in this program. The trucks being rented have box enclosures varying in size from twelve (12') feet to twenty-six (26') feet and are the type of vehicles that can be driven with a normal driver's license.
- No fueling, service or maintenance of the trucks will take place onsite. All of these activities will take place off-site at Penske facilities.

The proposed Penske operation is a special use and will comply with the standards and requirements of the Special Use Permit. As such, the addition of the Penske Truck Rental Program will result in a use that is compatible with the adjacent land uses and the surrounding area. The establishment, maintenance, and operation of the proposed Penske Truck Rental Program will not endanger the public health, safety, or general welfare nor will it impede the normal development of the adjacent properties.

Section 1135.09 (b) (12) B. Standards and Requirements

1. Will be harmonious with the existing and intended character of the district and nearby districts. Will not change the essential character of the districts.
2. Will not adversely affect the use of adjacent property.
3. Will not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.
4. Will be served adequately by essential public facilities such as roads, police and fire protection, storm water facilities, water, sanitary sewer and schools.
5. Will not impose a traffic impact upon the public right-of-way significantly different from that anticipated from the permitted uses of the district.

6. Will be in accordance with the general and specific objectives and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City.
7. Will comply with the applicable specific provisions and standards of the City Code.
8. Will meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located.
9. A completed application for Special Use permit has been included in this submission package.

Sincerely,

A handwritten signature in black ink, appearing to read "M Walsh", with a horizontal line extending to the right.

Matt Walsh

Encl: Application, Plan, CD and Fee

c: Todd Waldo, GreenbergFarrow